

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



13 SUNNYSIDE HINCKLEY LE10 1TE

Offers In The Region Of £350,000

- Impressive Entrance Hall
- Spacious Lounge
- Superb Open Plan Living Kitchen
- Utility Room
- Ground Floor Shower Room
- Three Good Sized Bedrooms
- Contemporary Fitted Family Bathroom & Separate W.C.
- Ample Off Road Parking
- Mature Well Tended Gardens
- Open Plan Living & Fully Renovated Throughout



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented, extended and much improved semi detached family residence must be viewed internally to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts entrance hall, lounge, superb contemporary fitted living kitchen with integrated appliances and bi-fold doors opening onto rear garden, utility room and a useful ground floor shower room. To the first floor there are three good sized bedrooms, contemporary fitted family bathroom and a separate w.c. Outside the property has ample off road parking and a mature well tended rear garden.

It is situated in a sought after and popular location, close to Hinckley town centre with its shops, schools and amenities. Commuters will find easy access via A47, A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas.

The property benefits Smart heating system throughout with Hive thermostats and app based radiators/underfloor controllers. More specifically the well planned accommodation comprises:

COUNCIL TAX BAND, TENURE & PLANNING PERMISSION

Hinckley and Bosworth Borough Council - Band C (Freehold).

Planning Permission for a two storey side extension and garage conversion to a 4/5 bedroom property.
Hinckley and Bosworth Borough Council - Planning Number - 23/00822/HOU

ENTRANCE HALL

having composite double glazed front door, central heating radiator, wood effect flooring and wired in smoke detector. Staircase to first floor landing with useful understairs storage cupboard.



LOUNGE

having tv aerial point, central heating radiator and upvc double glazed window to front.



LARGE OPEN PLAN LIVING, DINING & KITCHEN AREA

KITCHEN/DINING AREA having contemporary high gloss units including ample base units, drawers and wall cupboards, matching work surfaces, built in double oven and grill, four ring electric induction hob with cooker hood over, integrated fridge freezer, matching island unit with inset sink with instant boil mixer tap, seating and further storage, wood effect flooring, air conditioning, LED lighting and sky light. bi-fold doors opening onto the rear garden.

LIVING AREA having wood effect flooring, tv aerial point, LED lighting and built in shelving.



LARGE OPEN PLAN LIVING, DINING & KITCHEN AREA



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UTILITY ROOM

having space and plumbing for washing machine and space for tumble dryer.

SHOWER ROOM

having shower cubicle with mains shower over, wash hand basin with matt black mixer tap and vanity cabinet beneath, low level w.c., wood effect flooring and upvc double glazed window to side with obscure glass.



FIRST FLOOR LANDING

having access to the fully insulated and part boarded roof space.

MASTER BEDROOM

having built in mirror fronted wardrobes, central heating radiator and upvc double glazed window to front.



MASTER BEDROOM



BEDROOM TWO

having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

having central heating radiator and upvc double glazed window to front.



BATHROOM

having contemporary fitted suite including freestanding bath with chrome mixer tap and shower attachment, panelled splashback, vanity unit with wash hand basin with chrome mixer tap, storage cupboard, chrome heated towel rail, wood effect flooring and upvc double glazed window to rear with obscure glass.



SEPARATE W.C.

having low level w.c. and upvc double glazed window to side with obscure glass.



OUTSIDE

There is direct vehicular access over a block paved driveway with standing several cars leading to GARAGE with electric roller door, EV charging point, power and light. Side pedestrian access via gate leading to rear garden with large decked pergola area, lawn, mature flower and shrub borders, well fenced boundaries and timber shed. OUTSIDE CABIN/OFFICE (24FT X 12FT) being split into three sections.



OUTSIDE



OUTSIDE

OUTSIDE



OUTSIDE - CABIN/OFFICE



PLANNING - DRAWINGS (FRONT ELEVATION)

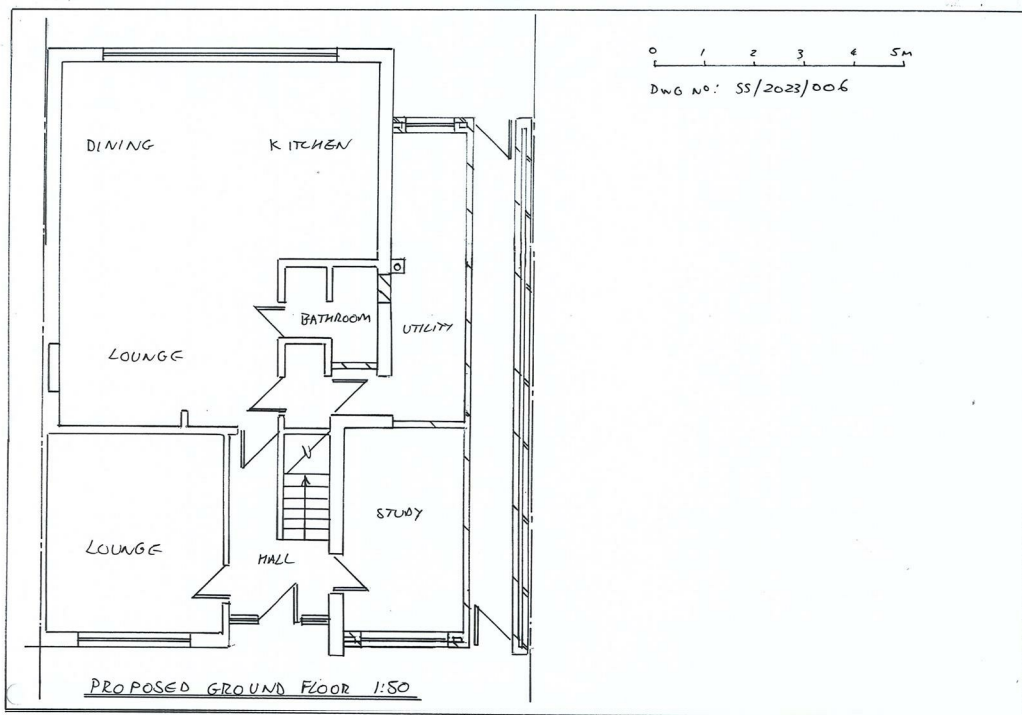


PROPOSED FRONT ELEVATION 1:50

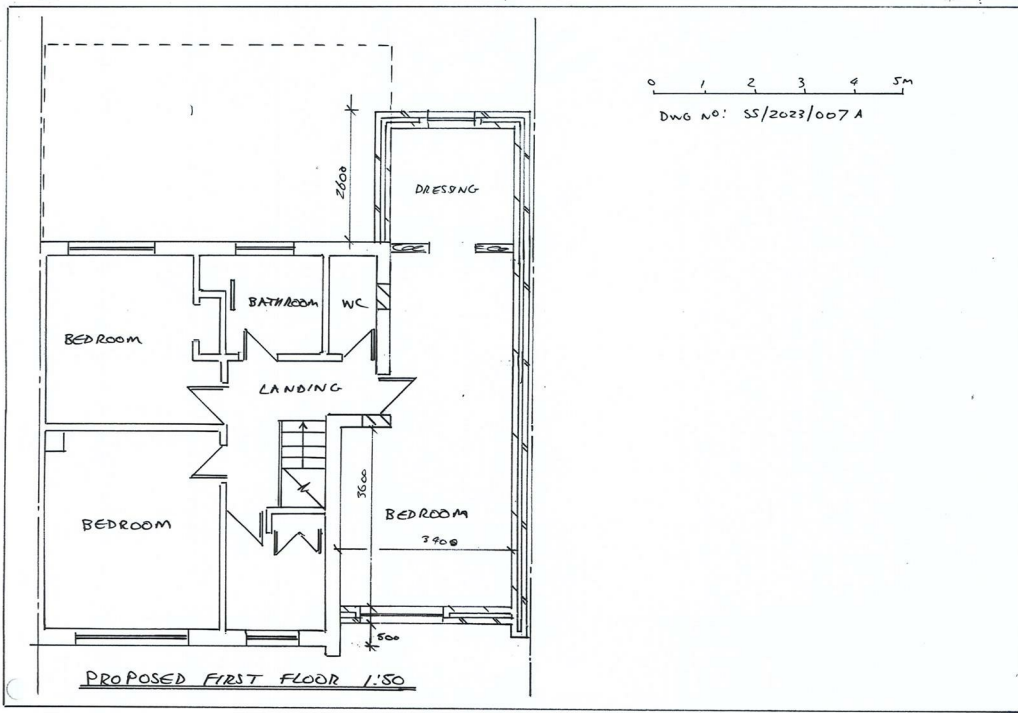
PLANNING - DRAWINGS (REAR ELEVATION)



PLANNING - DRAWINGS (GROUND FLOOR)



PLANNING - DRAWINGS (FIRST FLOOR)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

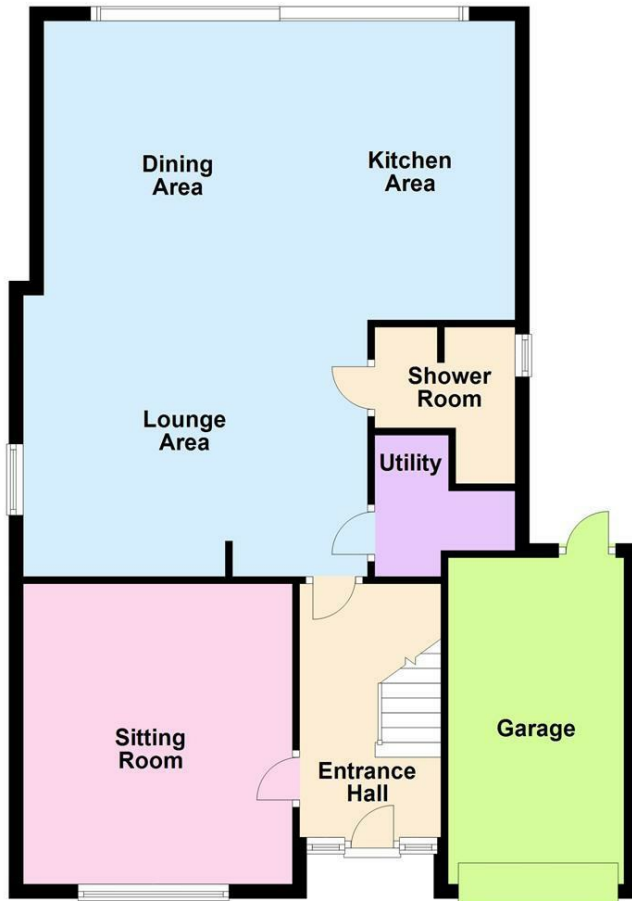
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(55-68) D		
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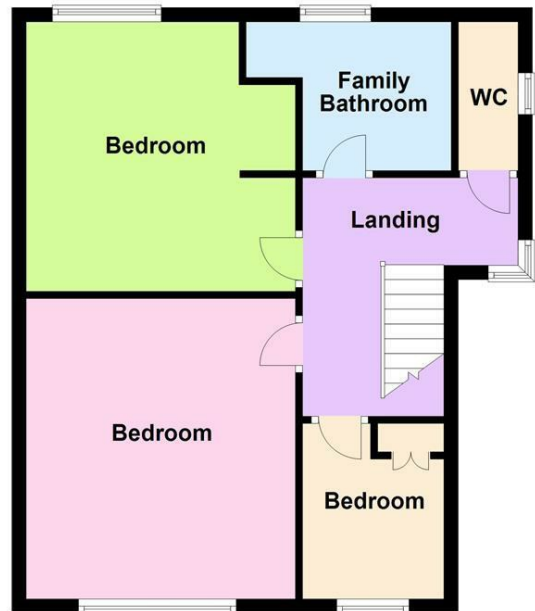
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Ground Floor



First Floor



PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
